

**PARKSIDE AT ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.  
2010 APPROVED BUDGET**

ACCT NO.	INCOME	2009 Budget	2010/Yearly Budget	2010/Mthly Budget
3100	Maintenance Fees	\$ 723,468	\$ 739,784	\$ 61,649
3200	Commercial Unit Fees	\$ 73,596	\$ 74,357	\$ 6,196
3300	Late Fees/Delinquent Interest	\$ -	\$ -	\$ -
3400	Operating Interest	\$ -	\$ -	\$ -
3500	Reserve Interest	\$ -	\$ -	\$ -
3900	Other Income	\$ 600	\$ -	\$ -
3901	Gasparilla	\$ -	\$ -	\$ -
3902	Insurance Claim Recovery	\$ -	\$ -	\$ -
3903	Master Maintenance Reimbursemen	\$ 1,920	\$ 1,920	\$ 160
3905	Application Fees	\$ -	\$ -	\$ -
3910	Legal Recovery	\$ -	\$ -	\$ -
	<b>TOTAL INCOME</b>	<b>\$ 799,584</b>	<b>\$ 816,061</b>	<b>\$ 68,005</b>
	<b>EXPENSES</b>			
	<b>PROFESSIONAL &amp; ADMINISTRATIVE</b>			
4006	Management/Bookkeeping	\$ 86,844	\$ 89,449	\$ 7,454
4012	Office Expenses	\$ 3,396	\$ 4,128	\$ 344
4036	Miscellaneous Administrative	\$ 4,248	\$ 800	\$ 67
4051	Licenses/Permits/Filings	\$ 408	\$ 436	\$ 36
4054	Division Fees	\$ 420	\$ 416	\$ 35
4056	Bad Debt	\$ 9,996	\$ -	\$ -
4058	Accounting/CPA Fees	\$ 4,500	\$ 4,500	\$ 375
4075	Professional Services	\$ -	\$ -	\$ -
	<b>Admin Sub-total</b>	<b>\$ 109,812</b>	<b>\$ 99,729</b>	<b>\$ 8,311</b>
4068	Bad Debt	\$ -	\$ 70,000	\$ 5,833
4076	Legal	\$ 15,000	\$ 26,390	\$ 2,199
	<b>Sub Total</b>	<b>\$ 124,812</b>	<b>\$ 196,119</b>	<b>\$ 16,343</b>
	<b>INSURANCE</b>			
4090	Property - 4/15/2009	\$ 97,524	\$ 77,645	\$ 6,470
4091	Liability - 4/15/2009	\$ 7,308	\$ 9,374	\$ 781
4092	Umbrella - 4/15/2009	\$ 3,684	\$ 3,661	\$ 305
4093	D & O - 4/15/2009	\$ 1,224	\$ 1,216	\$ 101
4094	Flood - 4/25/2009	\$ 10,992	\$ 9,818	\$ 818
4095	Boiler & Machinery - 4/15/2009	\$ 3,468	\$ -	\$ -
4096	Fidelity Bond - 4/25/2009	\$ 684	\$ 678	\$ 57
4097	Loan Fees	\$ 408	\$ 445	\$ 37
4099	Insurance Loan Interest	\$ 2,892	\$ 1,987	\$ 166
	<b>Sub Total</b>	<b>\$ 128,184</b>	<b>\$ 104,824</b>	<b>\$ 8,735</b>
	<b>MAINTENANCE &amp; GROUNDS</b>			
5000	Bldg Maint-Repairs/Unsch	\$ 25,248	\$ 24,000	\$ 2,000
5001	Bldg Maint-Routine/Scheduled	\$ 5,664	\$ 5,794	\$ 483
5003	Building Supplies	\$ 23,004	\$ 20,000	\$ 1,666
5010	Elevator Maintenance	\$ 16,284	\$ 15,983	\$ 1,332
5016	Fire Alarm/Sprinkler	\$ 5,784	\$ 5,781	\$ 482
5017	Generator	\$ 1,428	\$ 1,370	\$ 114
5023	Fire Equipment/Booster Pump	\$ 840	\$ 898	\$ 75
5025	Addison A/C's	\$ 2,352	\$ 3,229	\$ 269
5030	Doorman Services	\$ 30,000	\$ 21,000	\$ 1,750
	Security Cameras	\$ -	\$ -	\$ -
5035	Janitorial - Contract	\$ 15,456	\$ 15,564	\$ 1,297
5036	Window Cleaning	\$ 9,588	\$ 7,134	\$ 594
5206	Pest Control	\$ 3,120	\$ 2,808	\$ 234
5500	Grounds	\$ 300	\$ 300	\$ 25
5510	Pool	\$ 4,944	\$ 5,083	\$ 424
5600	Gasparilla Expense	\$ 5,004	\$ 6,693	\$ 558
5700	Master Association Fees	\$ 23,700	\$ 22,629	\$ 1,886
	<b>Sub Total</b>	<b>\$ 172,716</b>	<b>\$ 158,266</b>	<b>\$ 13,189</b>
	<b>MAINTENANCE PAYROLL</b>			
5800	Maint Salaries	\$ 31,668	\$ 32,858	\$ 2,738
5801	OT-Maintenance	\$ 444	\$ 459	\$ 38
5802	Misc Reimbursement	\$ 264	\$ 260	\$ 22
5803	Payroll Taxes	\$ 2,700	\$ 2,794	\$ 233
5804	Payroll Fees - ADP	\$ 1,932	\$ 1,666	\$ 139
5805	Workers Compensation	\$ 2,580	\$ 2,651	\$ 221
5820	Temporary Maint Help	\$ 804	\$ 300	\$ 25
	<b>Sub Total</b>	<b>\$ 40,392</b>	<b>\$ 40,988</b>	<b>\$ 3,416</b>
	<b>UTILITIES</b>			
7001	Electric	\$ 135,996	\$ 105,825	\$ 8,819
7008	Water Fire Line Fee		\$ 500	\$ 42
7011	Water/Sewer	\$ 2,160	\$ 4,406	\$ 367
7012	Ista Billing Fee	\$ 2,952	\$ 2,678	\$ 223
7018	Trash	\$ 36,132	\$ 36,036	\$ 3,003
7020	Telephone	\$ 7,200	\$ 6,552	\$ 546
	<b>Sub Total</b>	<b>\$ 184,440</b>	<b>\$ 155,997</b>	<b>\$ 13,000</b>

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<b>INCOME TAXES</b>						
8010	Association Income Taxes	\$ 1,668	\$ 1,390	\$ 116		
	<b>Sub Total</b>	<b>\$ 1,668</b>	<b>\$ 1,390</b>	<b>\$ 116</b>		
	<b>TOTAL OPERATING BUDGET</b>	<b>\$ 652,212</b>	<b>\$ 657,584</b>	<b>\$ 54,799</b>		
<b>ACCT. NO.</b>	<b>RESERVES</b>	<b>2009 Yrly/Budget</b>	<b>2010 Yrly/Budget</b>	<b>010/Monthly Budget</b>		
9100	Deferred Maintenance	\$ 4,272	\$ 4,272	\$ 356		
9121	Painting	\$ 79,992	\$ 79,992	\$ 6,666		
9140	Roof	\$ 5,136	\$ 5,144	\$ 429		
9160	Pool	\$ 4,284	\$ 4,291	\$ 357		
9190	Paving	\$ 2,640	\$ 2,648	\$ 221		
9196	Elevator	\$ 20,532	\$ 20,534	\$ 1,711		
9200	Flooring	\$ 15,648	\$ 17,437	\$ 1,453		
9205	Addison A/C Units	\$ 8,916	\$ 8,909	\$ 742		
9207	Common Area A/C Units	\$ -	\$ 9,297	\$ 775		
9210	Machinery	\$ 5,952	\$ 5,953	\$ 496		
9499	Reserve Interest	\$ -	\$ -	\$ -		
	<b>TOTAL RESERVES</b>	<b>\$ 147,372</b>	<b>\$ 158,477</b>	<b>\$ 13,206</b>		
	<b>TOTAL OPERATING &amp; RESERVES</b>	<b>\$ 799,584</b>	<b>\$ 816,061</b>	<b>\$ 68,005</b>		
	<b>RETAINED REVENUE</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>CAPITAL ASSET REPLACEMENT</b>	<b>ESTIMATED LIFE YEARS</b>	<b>ESTIMATED REPLACE COST</b>	<b>ESTIMATED RESERVES 12/31/2009</b>	<b>ESTIMATED 2010 FUNDING AMOUNT</b>		
<b>PAINTING:</b>	5	\$392,675	\$352,679	\$79,992		
<b>ROOF:</b>	20	\$103,200	\$23,469	\$5,144		
<b>POOL:</b>	25	\$107,590	\$19,622	\$4,291		
<b>PAVING:</b>	10	\$26,510	\$11,945	\$2,648		
<b>ELEVATOR:</b>	20	\$412,080	\$93,805	\$20,534		
<b>FLOORING</b>	10	\$151,085	\$55,184	\$17,437		
<b>ADDISON A/C UNITS:</b>	15	\$120,285	\$26,742	\$8,909		
<b>COMMON AREA A/C UNITS</b>	varies	\$76,020	\$0	\$9,297		
<b>MACHINERY:</b>	20	\$110,120	\$17,856	\$5,953		
<b>DEFERRED MAINTENANCE:</b>	3	\$12,800	\$10,035	\$4,272		
	<b>TOTAL RESERVES</b>		\$1,512,365	\$611,337	\$158,477	
<b>UNIT TYPE</b>	<b>2010 MAINTENANCE FEE PERCENTAGE OF OWNERSHIP</b>	<b>SCHEDULE NUMBER</b>	<b>OF UNITS</b>	<b>YEARLY FEE</b>	<b>MONTHLY FEE</b>	<b>TOTAL INCOME</b>
Ivywood	0.7184%		2	\$5,314.61	\$442.88	\$10,629.22
Inman	0.7402%		2	\$5,475.88	\$456.32	\$10,951.77
Kensington	0.8961%		4	\$6,629.21	\$552.43	\$26,516.83
Jackson	0.9250%		4	\$6,843.00	\$570.25	\$27,372.02
Maryland	0.7177%		2	\$5,309.43	\$442.45	\$10,618.86
Morrison	0.7332%		2	\$5,424.10	\$452.01	\$10,848.20
Edgewood	0.8771%		4	\$6,488.65	\$540.72	\$25,954.59
Fremont	1.0033%		4	\$7,422.26	\$618.52	\$29,689.02
Chapin	0.8715%		10	\$6,447.22	\$537.27	\$64,472.20
Brevard	0.9100%		10	\$6,732.04	\$561.00	\$67,320.37
Ardson	0.9160%		10	\$6,776.42	\$564.70	\$67,764.24
Gardner	1.0477%		9	\$7,750.72	\$645.89	\$69,756.48
Harborview	1.2635%		9	\$9,347.17	\$778.93	\$84,124.57
Delaware	1.0428%		10	\$7,714.47	\$642.87	\$77,144.71
Edison	0.8820%		10	\$6,524.90	\$543.74	\$65,248.97
Fielding	1.0040%		10	\$7,427.43	\$618.95	\$74,274.34
Unit 1600	2.3112%		1	\$17,097.89	\$1,424.82	\$17,097.89
	<b>TOTALS</b>		<b>103</b>			<b>\$739,784.30</b>